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**WESTECH
FUEL EQUIPMENT****PETROLEUM & CHEMICAL HANDLING EQUIPMENT**

DBA WESTERN TECHNICAL FUEL EQUIPMENT, A SUBSIDIARY OF F.W. JONES & ASSOC., INC.

195 WEST 3900 SOUTH • P.O. BOX 57307 • SALT LAKE CITY, UTAH 84157-0307

(801) 266-2545 • OUTSIDE UTAH TOLL FREE 1-800-433-8831 • 24 HR. FAX (801) 261-4054

UTAH TOLL FREE 1-800-344-6009

September 5, 1991

Lee Irvine
1988 Sheridan Road
Salt Lake City, Utah 84104

Re: Building Systems, Inc.
711-733 West 800 South
Salt Lake City, Utah

Dear Mr. Irvine;

The following contains the results of our Phase I Environmental Site Assessment. These conclusions are based on the actual sites witnessed during our on-site evaluation. Westech Fuel Equipment makes no guarantee, either expressed or implied, that surface and subsurface conditions throughout the site are reflected by these results. Constituents not sampled and/or analyzed for may be present on site. In order to obtain information concerning the contaminant concentrations of other specific locations or substances on site, air, soil and/or water samples would need to be obtained from these locations.

BACKGROUND

Building Systems, Inc. is located at 711-733 West 800 South in Salt Lake City, Utah. The site is currently owned by the Ada C. Irvine Revocable Trust. The site description as recorded in the records of Salt Lake County is:

Commencing at the Northeast corner of L at 6, Block 2, Plat "C", Salt Lake City Survey; and running thence West 298.0 feet; thence South 165.0 feet, thence East 298.0 feet, thence North 165.0 feet to the point of beginning.

Enclosed is a copy of Plat "C" of the Salt Lake City Survey. Please note the streets are numbered according to the old grid system (6th West is currently 7th West). A site location map has also been enclosed.

The site is in a mixed residential and commercial zone. Businesses primarily exist along 800 South. Residences are mainly on the side streets. The site is bounded to the north by 800 South Street, the south by Border Steel Fabricators,

STRIVING FOR A SAFE ENVIRONMENT



the east by 700 West Street and the west by railroad tracks. See Site Location Map and Area Map for details.

There are two buildings on site. One on the east and one on the west side of the lot. A paved parking area lies north of the eastern building. A fenced in yard lies to the south of the western building. Attached to the southwest corner of the western building is a 3-sided corrugated steel structure. A ready mix tank used to be housed in this structure. The footers for this tank are still in place. A second ready mix tank lies south of the corrugated steel structure. These are the only structures on site.

SITE DESCRIPTION

The western building is 733 West. It appears to have been built in the late 1960's. The external structure is brick and steel. The building has a steel roof. The building is divided into an office area and a warehouse. The warehouse walls are steel. There is no insulation in the warehouse area. The warehouse is currently rented to a company that manufactures business displays. Carpeting and displays are stored in the warehouse. The warehouse has a new air conditioning/ventilation system.

The office portion of 733 West has not been recently used. According to Lee Irvine, the walls are not insulated. There is no exposed asbestos on the plumbing or heating systems. The floors and walls are covered in linoleum tiles. Due to the style and age of these tiles, pre-1975, asbestos fibers may have been incorporated into the tiles as a flame retardant. The offices are lit with fluorescent lighting fixtures. Occasionally manufacturer's used PCB's as an electrical insulator in fluorescent lights manufactured before 1970. We did not observe contamination within this building. This structure does not have a basement.

~~The eastern building is 711 West. The age of this building is unknown, however the structure appears to be less than 20 years old. The external structure is concrete. There is a metal canopy on the southwest corner of this building. This building is also divided into an office area and a warehouse. The warehouse is currently rented to an office furniture supplier. The warehouse is full of desks, chairs, bookcases, etc. The utility room in the warehouse is mostly empty, but still contains a few small cans of paint, spray adhesive and caulk. According to Lee Irvine, this room will be empty prior to the sale of the property. The warehouse is well ventilated.~~

The office portion of 711 West has been remodeled within the last 5 years. All of the wall, ceiling and floor coverings

are new. The building is lit with new fluorescent fixtures. We did not observe any potential sources of contamination in this building.

A fenced in yard occupies the southwestern portion of the site. The ground surface is covered in crushed stone. There are scattered piles of wooden pallets, bags of portland cement and pieces of dry wall within the yard. None of these items pose an environmental threat. Along the western boundary there is an area in which large aggregate has been used either as surface cover or as fill material. There is no record of anything being excavated from (or buried in) this spot. Three areas of stained soil were observed in the yard. They appear to be surface stains and were most likely caused by heavy machinery being parked in the yard. According to Lee Irvine, all debris will be removed from the yard prior to the sale of the site.

HISTORY

The following information was obtained through a title search of the Salt Lake County Recorder. The search was from 1901 through July 15, 1991. The site was owned by individuals until 1917. Due to the location of the lot, it was most likely used for residence or it was vacant. In 1917 the Tying Trackage Co. purchased the lot and allowed a portion of the lot to be sold to the Oregon Short Line Railroad. The tracks are still adjacent to the current lot. Tying Trackage Co. most likely built the rail lines and stored materials on site. Cresote covered railroad ties may have been stored on site. Between 1930 to 1945 the site was subdivided with portions sold to Capital Gas & Oil Company and Mr. M.E. Wallis. By 1945 M.E. Wallis had purchased the portion used by Capital Gas & Oil and the lot was back to its original dimensions. The lot dimensions have remained the same since 1945. Mr. and Mrs. Wallis sold to General Petroleum Corp. of California (Gen Pet) in 1945. In 1952 Gen Pet sold to the Wed Company, commonly known in this area as Dunn Oil. According to Dunn Oil, there has never been fuel storage tanks, either above or under ground on this site. Dunn Oil used the site for offices and as a place to park their trucks. In 1984 Dunn Oil sold to Building Systems, Inc. In 1990 the Ada C. Irvine Trust took official ownership of the property.

CONCLUSION

Based on preceding information, we feel that no severe environmental degradation was observed on site. We did not observe any threats to human health and/or safety.

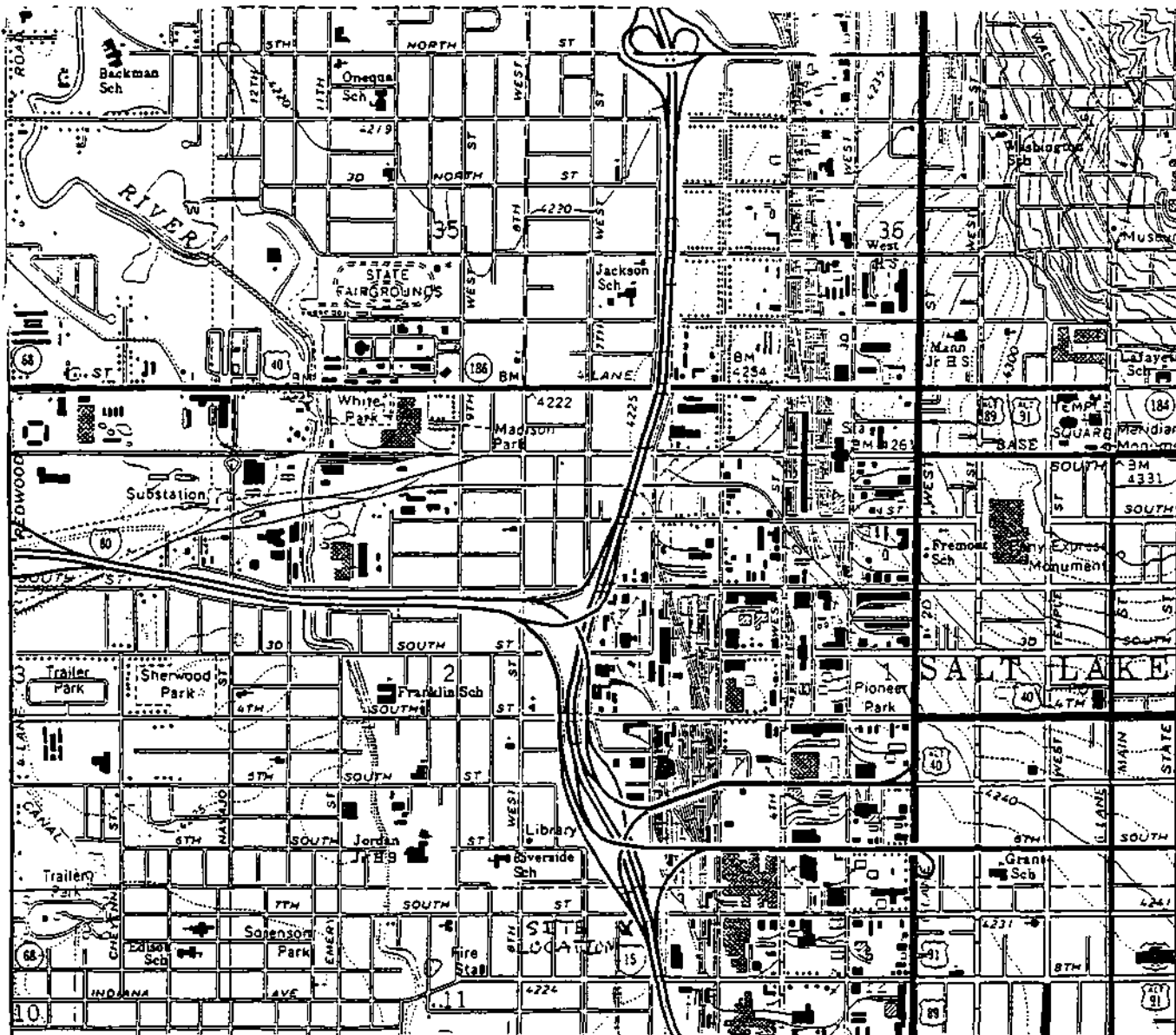
Sincerely,

A handwritten signature in cursive script, reading "HollyBeth Kaufman Welsh".

HollyBeth Kaufman Welsh
Geologist

HKW/lc

Enclosures



SALT LAKE CITY NORTH, UTAH
N4045-W11152.5/7.5

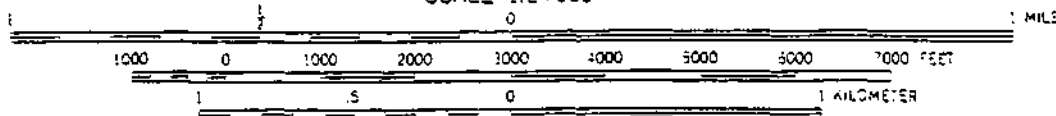
1963
PHOTOREVISED 1969 AND 1975
AMS 3665 IV SW-SERIES V897

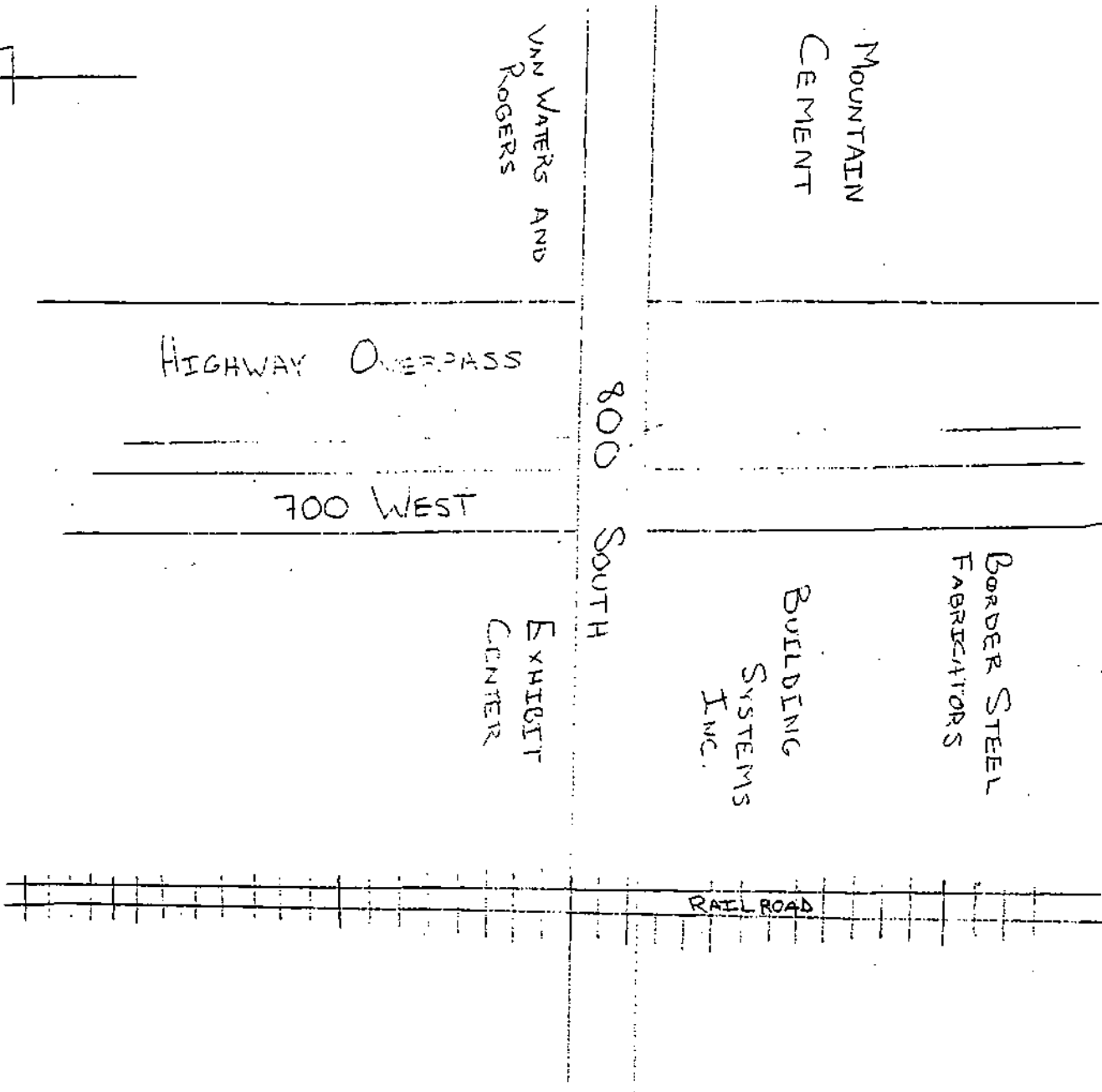
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Site Location Map

Building Systems, Inc.
711-733 West 800 South
Salt Lake City, Utah

SCALE 1:24 000





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Area Map
Building Systems, Inc.
711-733 West 800 South
Salt Lake City, Utah

NOT TO SCALE

8TH SOUTH STREET

7TH WEST STREET.

6TH WEST STREET

East 51st Ave. (N13-9) 30 April 1957 (S. B. 1)

CUMMINGS SUB
9TH SOUTH STREET

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700 WEST

WAREHOUSE

CANOPY

LOADING
DOCK

RAMP

WOODEN
PALLET

LOADING
DOCK

WOOD
AND
DRY WALL

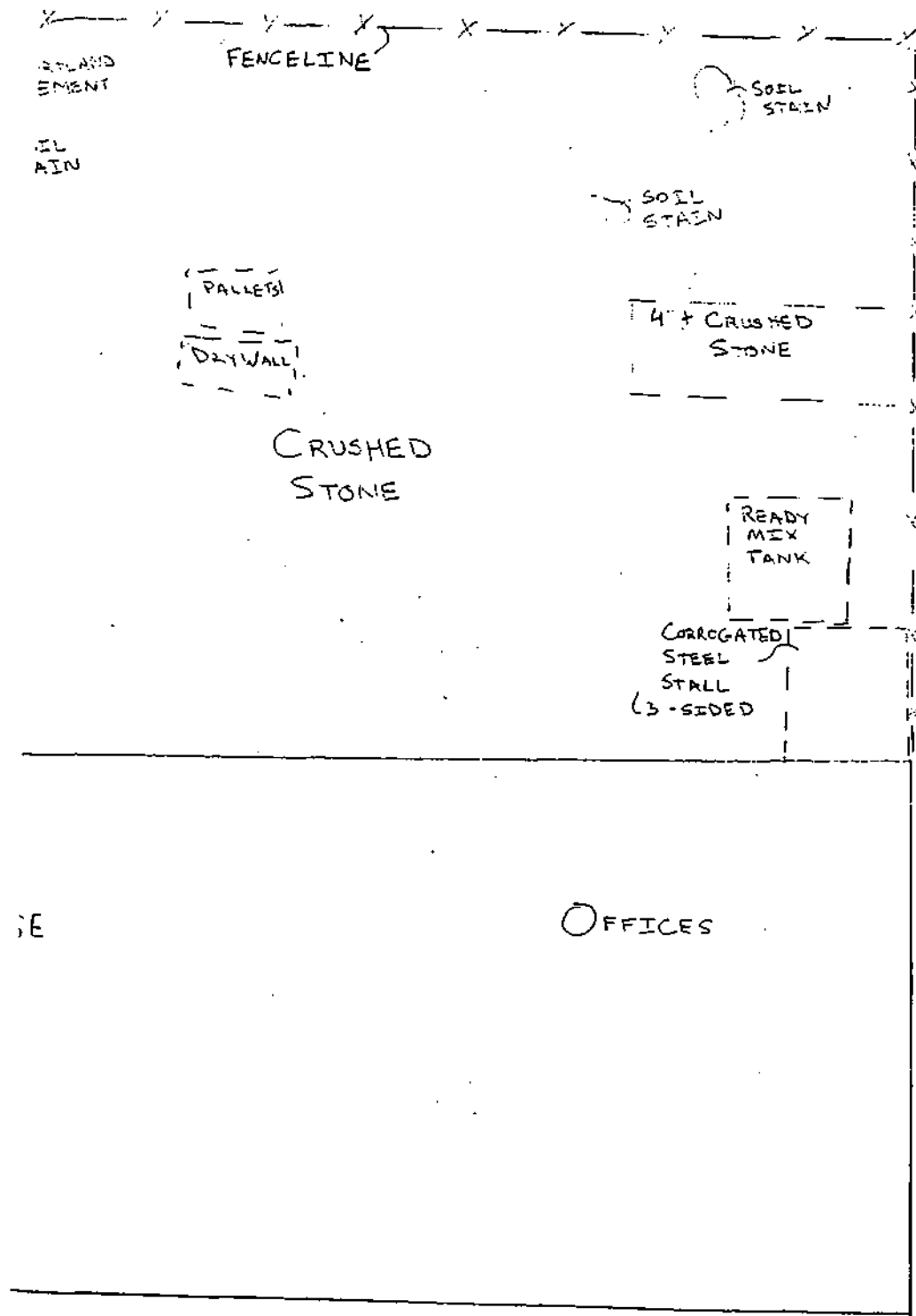
OFFICES

FENCELINE

ASPHALT

WAREH

800 SOUTH



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Site Map
Building Systems, Inc.
711-733 West 800 South
Salt Lake City, Utah

NOT TO SCALE

EXHIBIT "A"

<u>document dated</u>	<u>recorded entry no. book/page</u>	<u>first party (FROM)</u>	<u>second party (TO)</u>	<u>comments</u>
Decree Dist 1/17/02	2/1/02 154950 57/570	Cina L. Clinton, Deceased	Melissa D. Clinton	All of Lot 6
Warranty Deed 2/1/02	2/15/02 155314 62/155	Melissa D. Clinton	John C. McClain	Lot 6
Warranty Deed 4/7/03	4/16/03 168588 68/82	John C. McClain & Ada K. McClain, h/w	Adam Splers	Lot 6
Warranty Deed 2/7/08	2/7/08 132078 71/152	Adam Splers, widower	Effie Splers	Lot 6
Warranty Deed 12/30/16	2/28/17 374398 90/556	Effie Speirs Spokes, formerly Effie Speirs	Thomas W. Muir	All of Lot 6
Warranty Deed 5/1/17	5/1/17 377617 108/218	Thomas W. Muir	Tying Trackage Company	All of lot 6
Warranty Deed 8/7/17	9/12/17 383806 94/544	Tying Trackage Company	Oregon Short Line RR Co.	A strip of land 47 ft wide thru NW Blk 2; bounded and desc as follows: Beg at a pt on W ln Blk 2, 298 ft W of NE cor sd Blk 2; S 297 ft to a pt in W ln of Genesell Ave and 298 ft W of E ln sd Blk 2; W alg

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N ln sd
 Genvall Ave
 47 ft; W 297
 ft to pt in N
 ln sd Blk, E
 alg sd N ln
 47 ft to pob

Agreement 5/1/29	5/16/29 632114 44/505	Tying Trackage Company	Capitol Gas & Oil Company	Com NE cor Lot 6; W 150; S 133; @ TOG w appurt. etc. TOG w unobstructed unrestricted easement & R/W: Com 133 ft S of NE cor Lot 6; W 298ft S 32 ft @ TOG w right to platform equipment etc on W end of sd R/W and TOG w R/W for underground all systems ,etc thru and under W 148 ft of Lot 6, etc
Warranty Deed 4/29/30	4/30/30 663975 69/532	Tying Trackage Company	Capitol Gas & Oil Company	See 44/505
Deed 1/2/32	2/26/32 691042 86/625	Bennett Culmer Co.	Utah Oil Refining Co.	See 44/505
Quit Claim Deed 12/11/45	12/18/45 1022360 450/445	Tying Trackage Co	M. B. Wallis	Com 133 ft S of NE cor Lot 6; W 298 ft; S 32 ft; @ TOG w R/W contained in Book 69 Page 53
Bargain & Sale Deed 7/31/45	12/18/45 1022361 450/448	Tying Trackage Co	M. B. Wallis	Com 32 ft E fr NW cor Lot 6; E 148 ft; S 133 ft; @ TOG w R/W

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				over S 32 ft of S 298 ft of sd Lot 6
Special Warranty Deed 11/6/45	12/18/45 1022362 450/453	Utah Oil Refining Co.	M. B. Wallis	Com NE cor Lot 6; W 150 ft; S 133 ft @ TOG v R/W over prop desc 450/448
Warranty Deed 12/18/45	12/18/45 1022363 450/455	M. B. Wallis & Elda K. Wallis, h/v	General Petroleum Corp of Calif.	Com NE cor Lot 6; W 298 ft; S 165 ft; @
Notice of Competition 5/20/46	5/20/46 1041524	General Petroleum Corp of Calif	Gibbon & Reed Company	
Lease 4/11/52	5/1/52 1284232 925/507	Frank N. Ellis & Alice B. Ellis, h/v	General Petroleum Corp	piq
Grant Deed 4/15/52	5/1/52 1284231 925/506	General Petroleum Corporation	Frank N. Ellis	piq
Warranty Deed 6/30/52	7/8/52 1292090 940/7	Frank N. Ellis & Alice B. Ellis, h/v	Wed Company	piq
R/W Easement 3/29/65	4/7/65 2073262 2313/184	Wed Co. by D. L. Dunn	Mountain States Tel & Tel	Com 165 ft S of NE cor Lot 6; W 50 ft; N 5 ft @
Term. Agreement 1/12/67	1/24/67 2106112 2525/37	Wed Co.	Mobil Oil Corp.	See 925/597
Warranty Deed 3/27/72	4/3/72 2446827 3057/415	Wed Company	Denton L. Dunn Enterprises	piq
Memo Lease 11/9/73	11/12/73 2581709 3457/125	Wheelabrator Servisystems Corp. etal	Portland Cement Co. Of Utah	INPO: Beg 135.5 ft S +/-, 53 ft W +/- fr mon at intersection of 8th South

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				St & 6th West St; 34 ft w; 63.5 ft s; E (part street adj Lot 6
Quit Claim Deed	10/21/83 3860271 5501/540	D L D Distrib Co of Wyo	Jardine Dunn Partners	Com NE cor Lot 6; W 150 ft; S 75 ft; W 60 ft; S 90 ft; E 218 ft N 165 ft to pob. SUBJ to R/W over : Com 146 ft W of NE cor Lot 6; S 87 ft; W 72 ft; N 12 ft; E 60 ft; N 75 ft; E 12 ft
Quit Claim Deed	7/23/84 391138 5575/2500	Denton L Dunn Enterprises	Jardine Dunn Partners	piq; SUBJ to R/W over: Com 145.0 ft W of NE cor Lot 6; S 87.0 ft; W 72.0 ft; N 12.0 ft; E 60 ft; N 75.0 ft; E 12 ft to pob.
Warranty Deed	7/23/84 3971139 5575/2510	Jardine Dunn Partners	Building Systems	piq
Affidavit	12/12/84 4026374 5613/2760	Building Systems		piq -- desirous of removing fr records the r/v described in VO #3871140 bk 5575 pg 2512
Financing Statement	7/25/85 4054112 5632/374	Intermountain Products Inc	Roblason Insulation Co	(p.b) Beg on S ln of 800 South St, S 89°57'15" W 89.5 ft fr NE cor Lot 6; S 37°35'22" W 99.44 ft; S 62°59'09" W 165.94 ft; N 0°00'05" W

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				(deed-north) 154.00 ft to S ln of 800 South St; W 89°57'15" E 208.593 ft to pob. SUBJ to & incl R/W ...
Notice of Lien	5/21/85 4088925 5656/912	Building Systems	Central Electric Co. Inc	piq
Contract	6/19/86 4264437 5780/1874	Building Systems, Inc	Intermountain Products, Inc	(see fin statement)
Order	7/15/88 4650552 6047/1716	Intermountain Products Inc	Building Systems Inc	
M/Ddt	11/14/89 4847971 6175/2795	First Fed Sav		83971140 (5575/2512)
Notice	2/16/90 4882985 6190/2955	First Fed Sav		piq -- 5575/2510
C/Mtdf	4/2/90 4899572 6209/1748	First Fed Sav		6175/2795
Warranty Deed	7/6/90 4837916 6234/2356	Building Systems Inc	Leland and Ida C. Irvine, Trustees	piq
Trust Deed	7/6/90 4937917 6234/2357	Ada C. Irving, Tr	Building Systems	piq/\$20,000

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List of Abbreviations

(p._)	parcel	piq	property in question (subject property)
+/-	more or less	pob	point of beginning
@	and around - complete rectangle by using reverse courses and distances	prop	property
		pt	point
		qcd	quit claim deed
ac	acres (43,560 square feet)	r/w	right of way
add'l	additional	rad	radius
admin	administrator	rds	rods (16.5 feet)
affid	affidavit	S	South
alg	along	sd	said
assgn	assignment	SE	Southeast
Beg	Beginning	sec	section
bndy	boundary	subj	subject
ch	chains (66.0 feet)	SW	Southwest
co	company	t/c	tenants in common
co	county	tan	tangent
Com	Commencing	td	trust deed (mortgage)
cont	continuing	tog	together
cor	corner	tr	trustee
corp	corporation	w/	with
dec	deceased	W	West
dec	decree	wd	warranty deed
E	East		
ease	easement		
est	estate		
etal	and others		
etux	and spouse		
ext	existing		
f.c.s.	feet per cubic seconds (water flow)		
fin st	UCC-1 financing statement (chattel mortgage)		
fr	from		
ft	feet		
grtr	grantor		
h/w	his wife or husband & wife		
ind	individual		
INFO	information- adjacent, or property in general area		
j/t	joint tenants		
kna	now known as		
lk	links (100th of chain)		
ln	line		
m or l	more or less		
mtg	mortgage		
N	North		
NE	Northeast		
NW	Northwest		

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